



CITY COUNCIL

Committee of the Whole

Monday, October 24, 2011

Council Office

5:00 pm

Agenda

Although Council committee meetings are open to the public, public comment is not permitted at Council Committee of the Whole meetings. However, citizens are encouraged to attend and observe the meetings. Comment from citizens or professionals during the meeting may be solicited on agenda topics via invitation by the President of Council.

I. Executive Session

II. CDBG Action Plan HOME Funds/ BPRC – Eminent Domain and Appraisals

III. Agenda Review



COMMITTEE of the WHOLE

CITY COUNCIL

MINUTES
October 10, 2011
5:00 P.M.

COUNCIL MEMBERS PRESENT:

S. Marmarou, M. Goodman-Hinnershitz, F. Acosta, D. Sterner, V. Spencer, D. Reed, J. Waltman

OTHERS PRESENT:

L. Kelleher, S. Katzenmoyer, C. Younger, C. Geffken, S. Haver, C. Edwards, L. Olson, F. Denbowski

Mr. Waltman called the Committee of the Whole meeting to order at 5:10 p.m.

I. CDBG Action Plan HOME Funds/BPRC Eminent Domain and Appraisals

Mr. Haver distributed a handout showing the funding of the proposed projects to be undertaken by Habitat for Humanity, Neighborhood Housing Services and Berks Housing Development Partnership if these amendments are passed. He explained that HUD funds have a timeline to commit the funds within two years and spend it within five years. He stated that Habitat for Humanity would improve three scattered site projects within the Ricktown area.

Mr. Marmarou voiced his frustration that there are long delays between when funds are found and when Council learns of them. He stated that Council may have input on how to use the funds. Mr. Haver stated that these funds were discovered in March of 2011.

Mr. Marmarou stated that seven months have passed since the funds were discovered and when Council was informed. He noted that Council needs to learn of the availability of funds sooner to determine their best use. Mr. Haver stated that HOME funds must be used for affordable housing. He stated that he has been working to develop these projects and has applications submitted.

Ms. Kelleher stated that passing these resolutions will affect the BPRC's ability to work with the Redevelopment Authority to acquire properties. She stated that the BPRC has no funding in the 2012 Action Plan. Mr. Haver stated that the BPRC can utilize demolition funds only.

Ms. Kelleher stated that limiting the BPRC to working with Habitat for Humanity and NHS will not allow the City to move forward with the CORE program or undertake the eminent domain process. She explained the process to be used. Mr. Haver explained that using federal funds for the CORE program would be difficult.

Ms. Kelleher stated that the BPRC would then only be able to work with properties that are surrendered by their owners or located within the NHS or Habitat for Humanity target areas.

Ms. Goodman-Hinnershitz stated that this shows the City does not address priorities. She stated that funding for the BPRC should be a priority and voiced her concern that there is no funding mechanism to continue the work of the BPRC. She questioned if these agencies were chosen through the RFP process. Mr. Haver stated that it is an open application process.

Ms. Goodman-Hinnershitz stated that the City's priority needs are not addressed by these agencies.

Ms. Reed stated that these resolutions would remove the City's ability to lead this project. She stated that the City should not give up its control.

Mr. Waltman noted his concern that the BPRC is not involved in these transactions. He noted that the BPRC cannot gain control of properties without this funding. He noted that housing is Reading's number one issue and the BPRC must fit into the big picture.

Mr. Olson stated that the BPRC has certified approximately 80 properties. He stated that there are approximately 3,000 properties eligible and noted the BPRC's hope to increase the number of properties the BPRC certifies but stated that the loss of funding would create a log jam.

Mr. Waltman stated that there are also other implications to the City's housing. He stated that common sense states that the BPRC process will uplift the City's housing stock. He questioned the cost to process 80 properties. Mr. Geffken stated that it would cost approximately \$2 million.

Mr. Geffken explained the rationale to fund Habitat for Humanity and NHS. Ms. Kelleher stated that blighted properties are in all parts of the City but that NHS will only agree to assist with properties in Ricktown and Habitat for Humanity will only assist in their three target areas. She stated that the CORE program can only proceed if the Redevelopment Authority obtains the title.

Mr. Sterner stated that he is bothered that other entities receive funding and that coordination is lacking.

Mr. Spencer added that these entities also have their own funding. Mr. Haver stated that Habitat for Humanity also brings volunteer manpower.

Mr. Spencer questioned who was funding the proposed projects. Mr. Haver stated that both funding sources would be used for these projects.

Mr. Spencer stated that Habitat for Humanity and NHS will only agree to assist the City with projects they are willing to undertake. He stated that he shares Mr. Sterner's concern about uncoordinated efforts. He noted the limited funding available and the need for the City to fund its priorities. Mr. Geffken stated that the 2012 Action Plan gives control to NHS and Habitat for Humanity to work to acquire BPRC properties.

Mr. Waltman questioned the number of properties ready for the eminent domain process. Ms. Kelleher stated that there are 15 – 18 properties ready now. She stated that all the properties are not within the target areas.

Mr. Waltman noted the need for better coordination. Mr. Haver stated that NSP 2 funds through Our City Reading could also be used for blight.

Mr. Spencer questioned funding for the BPRC. Ms. Kelleher stated that they lose all their funding if these resolutions are passed. She stated that the Redevelopment Authority must take possession or the properties cannot move forward through the process.

Mr. Olson explained that the Redevelopment Authority is the only entity who can take properties by eminent domain. He stated that the Redevelopment Authority would need to work with Habitat for Humanity and NHS. He stated that funds to perform deed research, relocation of residents, and other costs will add up quickly.

Mr. Waltman noted his concern that there does not seem to be a hard effort made to work with the BPRC. He suggested that a percentage of the funds be committed to BPRC projects. Mr. Haver stated that this can be made part of the contract.

Ms. Goodman-Hinnershitz stated that they must also work on properties outside their target areas.

Mr. Spencer questioned how many properties NHS can rehabilitate per year. Mr. Haver stated that they can rehabilitate two per year.

Mr. Spencer questioned why they would receive funding for two projects per year. Mr. Haver stated that they would receive operating funds to increase the number of properties they can rehabilitate in one year.

Mr. Spencer questioned why Berks Housing Development Partnership was chosen as the Community Housing Development Organization (CHDO). He questioned if others could be identified. Mr. Haver stated that there are only two CHDOs located within Reading.

Ms. Kelleher stated that the Redevelopment Authority is also a CHDO. Mr. Geffken stated that he was unaware of their status as a CHDO.

Mr. Spencer noted the need to address blighted properties. Mr. Haver stated that these resolutions will address blight. He stated that a strategic plan is needed but that these HOME funds must be used to make the biggest impact possible.

Mr. Spencer explained that if these resolutions are approved, the BPRC has no funding unless the Redevelopment Authority agrees to cover the expenses.

Ms. Edwards explained that Our City Reading and Berks Housing Development Partnership do not work within target areas. She suggested that they work with the BPRC.

Mr. Sterner questioned why the City would work with NHS if their capacity is only two properties per year. He noted the need to do more.

Ms. Goodman-Hinnershitz described the situations with two properties on Fairview St. She stated that one property is being rehabilitated with private funding and is moving forward quickly. She stated that the other property is being rehabilitated through the BPRC process. She noted the need for timelines for project completions to move properties out of blight more quickly.

Mr. Sterner questioned how the BPRC decides which properties to pursue. Ms. Reed stated that the BPRC and their staff decide.

Ms. Kelleher stated that acquisition funds were used in the past to pursue the properties. Mr. Geffken stated that the demolition funds have been increased in the 2012 Action Plan to \$575,000 and are not only for emergencies.

Ms. Reed questioned who was on the Boards of these agencies, specifically the Berks Housing Development Partnership. She questioned if any members overlapped with the Our City Reading Board. Mr. Haver stated that the BHDP was a joint effort between the Housing Authority and Hispanic Center. He stated that the Hispanic Center is no longer a partner.

Ms. Reed questioned who the acting chair is. Mr. Haver stated that Dan Luckey is chair.

Ms. Reed again requested a list of the Board members. Mr. Geffken stated that they will be provided.

Ms. Reed suggested tabling these actions until the Board members can be reviewed.

Mr. Spencer suggested holding a joint meeting between the BPRC, NHS, and Habitat for Humanity. He noted the limited funding and the need to leverage BPRC projects. He stated that this process is also time consuming for staff. Mr. Olson stated that joint meetings were held in the past but not for this specific topic. Ms. Kelleher stated that a meeting was held and that the entities agreed to review the properties and decide their interest.

Mr. Spencer questioned their interest. Ms. Kelleher stated that they are usually within the target areas.

Mr. Waltman noted the need for better planning. He stated that there are a number of ways to obtain properties and noted the need for a certain percentage of this funding to be used on blighted properties. Mr. Haver stated that he is willing to add this to the contract and have Council review it before it is signed.

Mr. Geffken stated that there is a cap on blight funding. Mr. Haver stated that the cap is \$600,000.

Mr. Sterner noted the need for these entities to meet with the BPRC. Mr. Haver suggested that they would be willing to meet.

Mr. Acosta expressed the belief that this funding cannot be used to increase rental units. He stated that the BHDP will increase rentals and that the others encourage homeownership. He stated that increasing rentals will create bigger problems and stated that the City has enough rentals. He stated that he will not support anything which increases rentals.

Ms. Reed stated that Reading never had a distinct housing strategy. She expressed the belief that the City just throws funding around and that this has created the poorest City in America.

Mr. Olson stated that he will schedule the meeting and include Ms. Kelleher and Mr. Haver. He stated that a strategic housing plan is needed.

Ms. Goodman-Hinnershitz stated that resolutions come before Council and passage is urgent and poor decisions are made. She noted the density of the City and that the number of rental units drives the poverty rate. She noted the need for homeownership.

Mr. Olson stated that he will schedule the meeting within the next 30 days.

Mr. Acosta expressed his belief that if the BHDP does not have a Board established they should not receive funding. Mr. Haver stated that this information should have been included with the funding application.

Ms. Kelleher stated that the BPRC cannot perform without funding and no funding has been allocated in the 2012 Action Plan. She stated that this would eliminate the CORE program and the means to acquire properties outside target areas. She noted her discomfort giving away control of this process to other entities. She stated that realtors cannot market properties not possessed by the Redevelopment Authority. She stated that the CORE program will also support homeownership.

Mr. Waltman questioned why the Redevelopment Authority was not receiving these funds. Mr. Haver stated that the Redevelopment Authority cannot produce affordable housing.

Mr. Olson stated that only the Redevelopment Authority can take properties through eminent domain.

Mr. Spencer stated that Council can address the BPRC funding for 2012 but questioned why it was not included. Mr. Geffken stated that it was his hope to use NHS and Habitat for Humanity as the vehicles to do the work of the BPRC.

Mr. Waltman suggested that BHDC receive \$300,000 and stipulate that the funds be used city-wide for blighted properties.

Mr. Spencer and Ms. Reed stated that the membership and mission of the BHDC is unknown.

Mr. Acosta stated that BHDC will increase rental properties.

Ms. Goodman-Hinnershitz stated that Council cannot lose site of the CORE program as this is the private sector. Ms. Kelleher stated that CORE properties will not be within the target areas and they need to be properties that are marketable. Mr. Haver stated that HOME funds can only be used for affordable housing.

Mr. Waltman suggested that these are not appropriate vehicles at this time. He stated that increasing rentals will increase density. Mr. Haver suggested lease to own agreements.

Mr. Waltman questioned the timeline to commit these funds. Mr. Haver stated that they must be committed by August 2012.

Mr. Waltman stated that this gives the City time to develop a strategy before earmarking the funds. Mr. Haver stated that this is a very complex issue.

Mr. Spencer stated that these concerns will be addressed at the joint meeting. He noted his willingness to fund the entities if it is appropriate. He noted the need for BPRC funding to appear in the 2012 CDBG Action Plan. Mr. Geffken stated that he will hold a meeting on this topic tomorrow.

Mr. Acosta questioned the cost per appraisal. Mr. Haver stated that it was just rebid and will be \$350 per property.

Mr. Acosta stated that Fulton appraisals are performed for \$150 for drive by and \$250 if interior information is needed. He stated that the City should have a lower price.

II. Recreation Commission Appointments

Mr. Spencer stated that the Administrative Oversight Committee has brought Eddie Moran, Otis Smith and William Hall forward. He stated that the applications of the other candidates were forwarded to the School District for their consideration.

Ms. Reed stated that Mr. Taddei was also an excellent candidate. She stated that Mr. Smith currently serves on the Park and Recreation Advisory Committee. Mr. Younger

stated that the Charter Board has opined that the Recreation Commission is an intergovernmental entity and Charter Section 1002 does not apply.

Ms. Reed requested a review of the Charter Board opinion. Mr. Younger stated that the Charter Board made a distinction with the Recreation Commission and there is no risk of Charter violation.

Mr. Spencer questioned if the Mayor supported these appointments. Mr. Denbowski stated that the Recreation Commission process was slightly different from other Mayoral recommendations. He stated that the Administrative Oversight Committee interviewed all the candidates and brought three names forward to the Mayor. He stated that the Mayor supports these candidates.

Mr. Acosta stated that the Mayor should be using his power in this instance to ensure that the best candidates are appointed. He stated that the City gets only one chance to get this right. He questioned the Mayor's support of these candidates. He stated that the terms are for three years and much damage can be done in that time. He stated that when the two original recommendations were made by the Committee there were only two applicants. He stated that there were a total of seven candidates at the end of the process. He noted that Council must be sure it is doing the right thing.

Mr. Waltman stated that the Administrative Oversight Committee has brought three names forward. He questioned if there were problems with the recommendations. Mr. Spencer stated that the Administrative Oversight Committee interviewed all the candidates. He stated that they made recommendations to the Mayor which he supported.

Ms. Reed stated that all interviews should have been done together. She stated that the final five interviews were more insightful with the participation of Mr. Schorn. Mr. Waltman stated that this is a Committee issue and Mr. Schorn is not a member of the Committee.

Mr. Waltman again stated that three names were brought forward by the Committee with support of the Mayor. He questioned the issues with these candidates. Ms. Reed stated that in retrospect the interviews should have occurred on the same day. She noted there was no malicious intent.

Mr. Waltman questioned if the Committee was rethinking their recommendations. Mr. Marmarou stated that they were not.

Ms. Goodman-Hinnershitz stated that Council held discussions regarding the Commission after the first set of interviews. She stated that there were two levels of

questions and unequal interviews. She noted the need for the candidates to have the ability to serve the Commission and make it fiscally sustainable.

Mr. Spencer stated that it was helpful to have Mr. Schorn at the interviews but that he is not a member of the Administrative Oversight Committee. He stated that the Commission will set their parameters and will be searching for an Executive Director which will further set parameters.

Mr. Marmarou stated that the first two candidates were brought back in for a second interview to clarify the issues discussed by Council. He stated that they responded appropriately.

Mr. Waltman stated that Council depends on the Committee. He questioned if they were ready to move these candidates forward.

Mr. Acosta again questioned Mr. Smith's ability to serve in two capacities. Mr. Younger stated that State Statute gives this authority for inter-governmental agreements.

Ms. Kelleher provided the Charter Board's opinion.

III. Agenda Review

Ms. Kelleher distributed legislation which the Administration requested be added to this evening's agenda.

The agenda for this evening's meeting will be amended to add resolutions declaring the sewer main break an emergency, authorize a Pennvest application for the force main project, and authorizing funding for the force main project from the sewer fund. A resolution was also submitted for a lease agreement for a community garden at 2nd & Franklin Sts.

Council reviewed this evening's agenda including the following:

- Ordinance amending the zoning map

Ms. Reed explained that this is a small parcel which is mostly located in Muhlenberg Township. She stated that there is no residential impact.

- Ordinance amending the Quality of Life ticketing program

Mr. Geffken suggested tabling the ordinance.

Ms. Reed and Ms. Goodman-Hinnershitz stated that they were prepared to move forward.

Mr. Spencer stated that this amendment would make property owners responsible for sidewalks and alleys and that it would include plant growth. He stated that the amendment would also require containers, with lids, for solid waste and that the containers be stored in the rear of properties. Containers can only be brought forward after darkness.

Mr. Waltman stated that current regulations state that containers can be brought forward after 6:30 pm. Ms. Kelleher stated that there is disconnect between the Property Maintenance Code and the Solid Waste Ordinance.

Mr. Acosta stated that he is against the alley portions of the ordinance. He stated that not all properties have exterior access to bring containers forward but that most stored in front of properties are screened and cannot be seen.

Mr. Waltman stated that the differing times make it difficult for residents to be in compliance. He noted that consistency is needed or people will be confused.

Ms. Goodman-Hinnershitz stated that it is also difficult to enforce the ordinance if it is inconsistent. She described a situation where many containers are left on one sidewalk but do not belong to the property owner.

Mr. Spencer questioned if lids for recycling buckets were available. Mr. Denbowski stated that the new buckets are a different size and the lids available don't fit.

Mr. Waltman questioned requiring lids if none are available.

Mr. Denbowski questioned if bags were considered containers. Ms. Reed stated that the ordinance reads that the bags must be in a container.

Mr. Denbowski stated that the trash removal bid allows for bags not in containers and has reduced the cost. He stated that the contract states that bags are considered containers.

Mr. Spencer noted the need for consistency.

Mr. Denbowski stated that lower back injuries occur when lifting bags out of containers. He stated that this would change the bid price due to insurance issues.

Ms. Goodman-Hinnershitz suggested tabling the ordinance as further discussion is needed.

Mr. Waltman questioned if a bag was a container. Mr. Denbowski stated that it is.

Mr. Waltman questioned the number of bags allowable per week. Mr. Denbowski stated that eight bags per property can be out weekly.

- Resolutions regarding the sewer force main

Mr. Spencer questioned if sewer funds are available for this project and if the Department of Justice approved the project. Mr. Geffken stated that funds are available and that the project has been approved. He stated that the application deadline for Pennvest is November.

Mr. Spencer questioned if PennDOT was approached for reimbursement of funds. Mr. Geffken stated that he has not approached them.

Ms. Reed stated that the damage was done many years ago and statute has run out. Mr. Geffken stated that he has been focused on making the repairs and moving the project forward.

Mr. Spencer suggested that the PennDOT issue be revisited.

Mr. Waltman suggested that the City provide documentation showing PennDOT's responsibility and send them a bill.

- Resolution for Community Garden at 2nd and Franklin Sts

Ms. Kelleher questioned if the community garden lease could be approved by resolution or if it needed to be an ordinance. Mr. Younger stated that it should be an ordinance and suggested it be introduced this evening.

Ms. Kelleher requested that the resolution be reformatted into an ordinance and resubmitted.

The meeting adjourned at 6:57 pm.

Respectfully
Submitted
Linda A. Kelleher, CMC, City Clerk

AGENDA MEMO

COMMUNITY DEVELOPMENT

TO: CITY COUNCIL
FROM: STEVEN HAVER, HOME PROGRAM SPECIALIST
MEETING DATE: September 26, 2011
AGENDA MEMO DATE: September 21, 2011
REQUESTED ACTION: TO APPROVE AMENDMENTS TO THE FY 2010 and FY2011 (36TH and 37th YEAR - JANUARY 1, 2010 TO DECEMBER 31, 2011) HOME ACTION PLANS

CD will ask City Council to pass separate resolutions for these two projects at the September 26, 2011 City Council meeting.

BACKGROUND: The Community Development Department currently has available unprogrammed or unassigned HOME funds of \$612,982.70. CD wishes to provide funding to local non-profit agencies for the rehabilitation and construction of affordable housing in Reading in accordance with HOME program regulations. These activities are both City-wide and in specifically focused target neighborhoods.

Funding will be allocated as follows:

Habitat for Humanity

- Allocate \$100,000.00 of unprogrammed HOME funds to Habitat for Humanity for renovation of agency-owned properties throughout the City. Total project budget \$200,000.
- Cancel 2010 Blighted Property Review Committee Acquisition and Rehabilitation funding of \$78,000 and cancel the 2010 Neighborhood Home Ownership project funding of \$100,000 and reallocate \$178,000 to fund Habitat for Humanity for blighted property remediation through acquisition and renovations of properties, new construction, and/or repairs to owner-occupied properties in the target neighborhoods. With Habitat's proposed contribution, the total project budget will be \$600,000.

Neighborhood Housing Services of Greater Berks (Current CHDO partner):

- Provide \$23,859 in 2011 CHDO operating funds and \$47,178 in 2012 CHDO operating funds to increase rehabilitation capacity.
- Provide HOME Admin funds as necessary for NHS to administer and coordinate acquisition, rehabilitation and home ownership programs for affordable housing in the target neighborhood(s).
- Provide additional HOME Entitlement or CHDO Reserve funds for projects identified as appropriate.

BUDGETARY IMPACT: None.

PREVIOUS ACTION: Approval of 2010 and 2011 HOME Program Action Plans

SUBSEQUENT ACTION: Approval of resolutions following the 30-day comment period

RECOMMENDED BY: Community Development Department, Mayor's Office

RECOMMENDED MOTION: To approve a Council Resolution authorizing the Mayor to execute a FFY2011 (37th CD year - January 1, 2011 to December 31, 2011) Action Plan Amendment to allocating unprogrammed funds and canceling incomplete 2010 activities and reassigning their funding as specified.

Cc: Daniel Robinson
Thomas McMahon
Carl Geffken
Dan Wright
Neil Nemeth

RESOLUTION No. _____

RESOLUTION OF THE COUNCIL OF THE CITY OF READING AUTHORIZING THE MAYOR TO EXECUTE A FFY2011 (37TH CD YEAR - JANUARY 1, 2011 TO DECEMBER 31, 2011) ACTION PLAN AMENDMENT TO REVISE 2010 ACTIVITIES AND TO ALLOCATE UNPROGRAMMED HOME FUNDS TOTALLING \$278,000 TO HABITAT FOR HUMANITY FOR THE CONDUCT OF HOMEOWNER REHABILITATION, ACQUISITION AND REHABILITATION AND/OR NEW CONSTRUCTION IN THE CITY OF READING. THESE ACTIVITIES WILL BE ELIGIBLE UNDER HOME PROGRAM REGULATIONS AND FINAL RULE AT 24 CFR 92

WHEREAS, under 24 CFR Part 91, the U.S. Department of Housing and Urban Development (HUD) outlines the consolidated submissions for Community Planning and Development programs which will serve as (1) a planning document for the City that builds on a participatory process at the grass roots level; (2) an application for federal funds under HUD's formula grant program; (3) a strategy to be followed in carrying out HUD programs; and (4) an Action Plan that provides a basis for assessing performance;

WHEREAS, the FFY2009 to FFY2013 five year Consolidated Plan (35th to 39th years - January 1, 2009 to December 31, 2013) specifies activities the City will undertake to address priority needs and local objectives using formula grant funds and program income the City expects to receive during a five year period;

WHEREAS, the FFY2011 (37th year - January 1, 2011 to December 31, 2011) Action Plan specifies activities the City will undertake to address priority needs and local objectives using formula grant funds and program income the City expects to receive during the program year;

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF READING THAT:

The FFY2011 (37th CD year - January 1, 2011 – December 31, 2011) Action Plan is amended to allocate \$100,000 in unprogrammed HOME funds to Habitat for Humanity for a property rehabilitation program in various locations City-wide. In addition, 2010 Action Plan projects for Blighted Property Review Committee Residential Rehabilitation program and Neighborhood Home Ownership Acquisition and Rehabilitation program are cancelled and reassigned to Habitat for Humanity in the amount of \$178,000. This allocation shall be for the development of affordable housing as defined in 24 CFR 22.205 and will occur primarily in target neighborhood(s) as identified by Reading's housing strategy.

The Mayor, on behalf of the City of Reading, is authorized and directed to execute the amendment to the satisfaction of HUD.

PASSED COUNCIL _____, 20____

PRESIDENT OF COUNCIL

ATTEST:

CITY CLERK

RESOLUTION No. _____

RESOLUTION OF THE COUNCIL OF THE CITY OF READING AUTHORIZING THE MAYOR TO ALLOCATE \$71,037 IN CHDO OPERATING FUNDS TO NEIGHBORHOOD HOUSING SERVICES (NHS) OF GREATER BERKS A COMMUNITY HOUSING DEVELOPMENT ORGANIZATION (CHDO). IN ADDITION, NHS SHALL BE ALLOCATED ADMINISTRATIVE FUNDS AS NECESSARY TO DEVELOP, MANAGE AND ADMINISTER AFFORDABLE HOUSING PROGRAMS IN COMPLIANCE WITH HOME PROGRAM REGULATIONS AND FINAL RULE AT 24 CFR 92

WHEREAS, under 24 CFR Part 91, the U.S. Department of Housing and Urban Development (HUD) outlines the consolidated submissions for Community Planning and Development programs which will serve as (1) a planning document for the City that builds on a participatory process at the grass roots level; (2) an application for federal funds under HUD's formula grant program; (3) a strategy to be followed in carrying out HUD programs; and (4) an Action Plan that provides a basis for assessing performance;

WHEREAS, the FFY2009 to FFY2013 five year Consolidated Plan (35th to 39th years - January 1, 2009 to December 31, 2013) specifies activities the City will undertake to address priority needs and local objectives using formula grant funds and program income the City expects to receive during a five year period;

WHEREAS, the FFY2011 (37th year - January 1, 2011 to December 31, 2011) Action Plan specifies activities the City will undertake to address priority needs and local objectives using formula grant funds and program income the City expects to receive during the program year;

WHEREAS, this action is consistent with the Action Plan objectives and Reading's Citizen Participation Plan

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF READING THAT:

HOME CHDO Operating funds be awarded to NHS to increase rehabilitation capacity and provide project management and administration of rehabilitation activities in target neighborhood(s).

- a. Provide \$23,859 in 2011 CHDO operating funds and \$47,178 in 2012 CHDO operating funds to increase rehabilitation capacity.
- b. Provide HOME Admin funds as necessary for NHS to administer and coordinate acquisition, rehabilitation and home owner programs for affordable housing in the Target Neighborhood(s).
- c. Provide additional CR/EN funds for projects identified as appropriate

The Mayor, on behalf of the City of Reading, is authorized and directed to execute the amendment to the satisfaction of HUD.

PASSED COUNCIL _____, 20____

PRESIDENT OF COUNCIL

ATTEST:

CITY CLERK

RESOLUTION No. _____

RESOLUTION OF THE COUNCIL OF THE CITY OF READING AUTHORIZING THE MAYOR TO EXECUTE A FFY2011 (37TH CD YEAR - JANUARY 1, 2011 TO DECEMBER 31, 2011) ACTION PLAN AMENDMENT TO ALLOCATE \$400,000 IN UNPROGRAMMED HOME FUNDS TO BERKS HOUSING DEVELOPMENT PARTNERSHIP (BHDP), A COMMUNITY HOUSING DEVELOPMENT ORGANIZATION (CHDO). BHDP SHALL BE ALLOCATED CHDO OPERATING FUNDS TO DEVELOP, MANAGE AND ADMINISTER AFFORDABLE HOUSING PROGRAMS IN COMPLIANCE WITH HOME PROGRAM REGULATIONS AND FINAL RULE AT 24 CFR 92

WHEREAS, under 24 CFR Part 91, the U.S. Department of Housing and Urban Development (HUD) outlines the consolidated submissions for Community Planning and Development programs which will serve as (1) a planning document for the City that builds on a participatory process at the grass roots level; (2) an application for federal funds under HUD's formula grant program; (3) a strategy to be followed in carrying out HUD programs; and (4) an Action Plan that provides a basis for assessing performance;

WHEREAS, the FFY2009 to FFY2013 five year Consolidated Plan (35th to 39th years - January 1, 2009 to December 31, 2013) specifies activities the City will undertake to address priority needs and local objectives using formula grant funds and program income the City expects to receive during a five year period;

WHEREAS, the FFY2011 (37th year - January 1, 2011 to December 31, 2011) Action Plan specifies activities the City will undertake to address priority needs and local objectives using formula grant funds and program income the City expects to receive during the program year;

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF READING THAT:

The FFY2011 (37th CD year - January 1, 2011 – December 31, 2011) Action Plan is amended to allocate \$400,000 in unprogrammed HOME funds to Berks Housing Development Partnership, a Community Housing Development Organization as defined in 24 CFR 92.300. BHDP shall also be allocated CHDO operating funds in the amount of 28,655 from 2010 funds and \$23,859 in 2011 funds. This allocation shall be for the development of affordable housing as defined in 24 CFR 22.205, and for operations and administration as defined in 24 CFR 92.207 and 92.208.

The Mayor, on behalf of the City of Reading, is authorized and directed to execute the amendment to the satisfaction of HUD.

PASSED COUNCIL _____, 20____

PRESIDENT OF COUNCIL

ATTEST:

CITY CLERK

Mission: To provide decent, safe, and sanitary housing.

READING HOUSING AUTHORITY

**Meetings 4th Tues of the Month 4 p.m Workshop @ 5 p.m. Meeting WC Bldg
Liaison Elaine, 610-775-4813**

35 P.S. Sec. 1550, Powers of an Authority 37125 35 P.S. Sec. 1550 Purdonis
pennsylvania statutes and consolidated statutes annotated.

Council	5 Members	5 Year Term
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	Date <u>Appointed</u>	Date <u>Reappointed</u>	Term <u>Expiration</u>
Rebecca Acosta	5/10/2010		12/31/2014
Rev. Steve Belinski	7/13/1983	10/11/2010	10/11/2015
Eligio C. Colon, Jr.	2/23/2004	5/14/2007	5/14/2012
Lillie Mathies	12/1/1993	7/28/2008	12/31/2013
Nelson A. De Leon	2/23/2004		2/23/2011

BHDP

List of the Board of Directors

1. Anthony Cruz
2. Frankie Aiken
3. Lou Eichenlaub
4. Reverend Steven Belinski
5. Maria Ballas
6. Michael Rivera
7. Daniel F. Luckey



BOARD OF DIRECTORS

Ronald E. Miller, AICP – Executive Director

EXECUTIVE COMMITTEE

President
Sharon McMichael

Treasurer
Denise Trump

Asst Treasurer
Frank Denbowski

Vice President
Stuart Bowman

Secretary
Carl Taylor

'At Large' Member
Glenn Key

CORPORATE MEMBERS /AT LARGE

Stuart Bowman
1118 Lehigh Ave
Wyomissing, PA 19610
Wk: 610-934-0402
Cell: 610-207-4880
sbowman@paracap.com

Jeff Kauffman
Sovereign Bank
Mail Code 10-6438-CM9
601 Penn St
Reading, PA 19601
Wk: 610-378-6222
Fax: 610-378-6201
JKauffman@sovereignbank.com

Denise Trump
Branch Manager
M&T Bank
4000 Perkiomen Ave
Reading, PA 19606
Wk: 610-378-3786
Fax: 610-779-4961
dtrump@mtb.com

Jim Ernst
Century 21 Call First
5371 Allentown Pike
Temple, PA 19560
Wk: 610-921-2400
Fax: 610-921-5729
Cell: 610-207-1996
jernst@c21callfirst.com
Sharon McMichael, Senior VP
National Penn Bank
16 W. Philadelphia Ave
PO Box 547
Boyertown, PA 19512
Wk: 610-369-6408
Fax: 610-369-6476
Sharon.McMichael@nationalpenn.com

Michael L White, Senior VP
VIST Financial Corp
1044 MacArthur Rd
Reading, PA 19605
Wk: 610-603-7353
Fax: 610-685-7194
mwhite@VISTfc.com

Ron Kalyan, Esq.
Eagleview Corp. Center
760 Constitution Dr, Ste 104
PO Box 673
Exton, PA 19641
Wk: 610-458-4986
Fax : 610-458-7337
rkalyan@foxrothschild.com

Michael J Restrepo, Esq.
531 Court St
Reading, PA 19601
Wk: 610-373-3339
Fax: 610-373-3335
picnick@yahoo.com

Michael S. Zaun, VP
Susquehanna Bank PA
2001 Museum Rd
Wyomissing, PA 19610
Wk: 610-775-5060
Fax: 610-775-5154
Michael.Zaun@susquehanna.net

CORPORATE MEMBERS /AT LARGE cont.

VACANT

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CITY RESIDENT MEMBERS

Peter Delinko
606 S 10th St
Reading, PA 19602
Hm: 610-413-9060

Joseph Forbes
1033 Cotton Street
Reading, P.A. 19602
Cell: 484-335-0178

Carl Taylor
Taylor Motors, Inc.
PO Box 937
Reading, PA 19603
Wk: 610-781-6299
Hm: 610-372-8768
Fax: 610-781-0399
TaylorMotors@aol.com

Frank Denbowski
1030 N. 6th St
Reading, PA 19601
Wk: 610-655-6234
Cell: 610-763-5477
Hm: 610-743-4953

frank.denbowski@readingpa.org

Rose Cook
233 W Buttonwood St
Reading, PA 19601
Cell: 484-345-8147
Hm: 610-374-8027

cookr@readingsd.org

GOVERNMENT MEMBER
Daniel Wright, Housing Specialist
City of Reading CD Office
815 Washington St
Reading, PA 19601
Wk: 610-655-6023
Fax: 610-373-2858
daniel.wright@readingpa.org

COUNTY RESIDENT MEMBERS

Glenn Key
Tarsus Manor Senior Citizens
Community
701 E Locust St Apt. 115
Fleetwood, Pa 19522
Hm: 610-944-3114
Cell: 484-~~829-3921~~

219-1206

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VACANT

HABITAT FOR HUMANITY OF BERKS COUNTY

336 South 18th Street
Reading, PA 19602
610-373-3439 – Office
610-373-1010 – Fax
www.habitatberks.org
Updated 1.6.2011

BOARD OF DIRECTORS

Barry Sawtelle – President
373 Briarwood Drive
Elverson, PA 19520
H:610-286-5128
W:610-670-2552
bsawtelle@kozloffstoudt.com

Kate Steffy-Vice President
60 Commerce Drive
Wyoming, PA 19610
W:610-378-0471
C:484-332-0744
Kate.Steffy@Century21ParkRoad.com

Jennifer Savage--Secretary
148 Hartline Drive
Reading, PA 19606
H:610-582-0359
W:610-369-6485
C:484-332-3287
jlsavage@natpennbank.com

David Addison – Treasurer, Finance Committee
19 Longview Drive
Birdsboro, PA 19508
H: 610-779-2876
W:610-607-8041
Fax: 610-655-3944
David.addison@wellsfargo.com

Kerry Engle – Executive Committee
225 Logan Avenue
Wyomissing, PA 19610
H:610-777-3041
W:610-332-3838 ext. 3326
C:484-256-4152
kengle@cbhomesale.com

Melanie Manwiller
1950 Butter Lane
Reading, PA 19606
WC:610-301-7955
mmanwiller@mtb.com

Lin Haman
1 Reading Drive, Apt. 245
Wernersville, PA 19565
H:610-678-4720

Larry Brubaker
449 Hartz Road
Fleetwood, PA 19522
H:610-944-8066
brusquared@aol.com

Dean Ramich
1087 Brownsville Road
Wernersville, PA 19565
H:610-636-7631
deanramich@comcast.net

Pastor Fred Opalinski
1506 Eckert Avenue
Reading, PA 19602
H:610-374-4861
fopalinski@oldtrinity.org

BOARD OF DIRECTORS (Cont.)

Milton Capiotis—Executive Committee
3048 Marcor Drive
Sinking Spring, PA 19608
H:610-670-5842
W:610-855-2962
Milton.G.Capiotis@WorleyParsons.com

Steven B. Davis—Past President
37 Hoschaar Road
Mohnton, PA 19540
H:610-777-7858
C:610-334-0834
W:610-855-3813
Steven.B.Davis@WorleyParsons.com

Robert Seitzinger – Family Selection Chair
511 N. 26th Street
Reading, PA 19606
H:610-370-0858
C:610-413-5021
W:610-777-6521 ext.111
Robertawg@aol.com

Jim Leupold
23 Timberline Dr
Wyomissing, PA 19610
C:610-781-8304
jim@hbmadv.com

Eric Jenkins
2047 Kutztown Road
Reading, PA 19612
610-929-6969
ejenkins@chbriggs.com

Jay W. Worrall IV
Executive Director
2651 Hill Road
Reading, PA 19606
H:610-406-0434
Cell:484-269-9560
jworrall@habitatberks.org

**BOARD OF DIRECTORS
OUR CITY-READING, INC.**

ALBERT BOSCOV-CHAIRMAN

4500 Perkiomen Ave.
Reading, Pa. 19606
Phone: 610-779-2000
Fax: 610-373-3770
aboscov@boscovs.com

2561 Bernville Road
Reading, PA 19605
Phone: 610-898-6048
Fax: 610-898-6154

TOD AUMAN

Walnut Street Associates
850 N. Wyomissing Boulevard, Suite 3200
Wyomissing, PA 19610
Phone: 610-988-2407
tauman@walnutassoc.com

REVEREND STEVE BELINSKI

1349 Perkiomen Avenue
Reading, Pa. 19602
Home: 610-372-3987

JAMES BOSCOV

4500 Perkiomen Avenue
Reading, PA 19606
610-779-2000

KEN CHRISTIAN

FirstStates, President &CEO
200 Reading Avenue
West Reading, PA 19611
Phone: 610-376-2007
Fax: (Home) 610-373-6796
Cell: 610-507-2100
FirstStates125@msn.com

IRV COHEN

1505 Lorraine Road
Reading, Pa. 19604
Phone @ Home: 610-372-4363
@ Office: 610-376-7495

Fax: 610-372-0349

Irvincohen1505@aol.com

JOHN CONNELLY- VICE - PRESIDENT

34 Buckingham Drive
Wyomissing Hills, Pa. 19610
Home: 610-678-6793
Fax: 610-678-6473
Retbnkr@epix.net

DIETER CZERNY

Boscov's Department Store
4500 Perkiomen Avenue
Reading, PA 19606
dczerny@boscovs.com

MICHAEL EHLERMAN

11 Cardinal Place
Wyomissing, PA 19610
610-373-2492
Cell – 610-207-5941
ehlermanm@yuasainc.com

RICHARD EHST

New Century Bank, President & CFO
99 Bridge Street
Phoenixville, PA 19460-3411
610-415-9090
610-933-6922
484-855-0043 (cell)
Rehst@newcenturybank.com

MODESTO FIUME

Opportunity House
430 N. Second Street

Reading, Pa. 19601
Phone: 610-374-4696
Fax: 610-374-3165
Mfiume@opphouse.org

MICHAEL FROMM
Fromm Electric
2101 Centre Avenue
Reading, PA 19601
Phone: 610-374-4441
Fax: 610-376-5997
E-Mail: mfromm@frommelectric.com

BERNARD GERBER
1938 Meadow Lane
Wyomissing, Pa. 19610
Phone: 610-376-0161
Fax: 610-376-1288
Esq.brg@yahoo.com

J. Carlton Godlove, II, Chairman
Berks Economic Partnership
19 North Sixth Street Suite 201
Reading, PA 19601

EDWIN LAKIN
4500 Perkiomen Ave.
Reading, Pa. 19606
Phone: 610-779-2000
Fax: 610-370-3888
Elakin@boscovs.com

DAN LUCKEY
Reading Housing Authority
400 Hancock Boulevard
Reading, PA 19611
610-775-4813
fax-610-777-5965
Dluckey@ReadingHA.org

DR. JEROME MARCUS

1908 Meadow Lane
Wyomissing, PA 19610
Phone: 484-220-0610
E-Mail: DRJM@WEBTV.NET

MARLIN MILLER

211 North Tulpehocken Road
Reading, PA 19601
Phone: 610-373-1482
Fax: 610-373-2179
Mm@MarlinMiller.com
Marlin@norwichventures.com

KEN PICK

Community Development
Berks County Services Center
14th Floor 633 Court Street
Reading, Pa. 19601
Phone: 610-478-6325
Fax: 610-478-6326
Kpick@countyofberks.com

ERIC SCHIPPERS

Penn National Gaming
825 Berkshire Boulevard
Reading, PA 19610
Phone: 610-378-8321
Fax: 610-375-7632
Cell - 484-769-4127
Eric.Schippers@pngaming.com

STEVEN SCHUMACHER

Met Ed
P. O. Box 16001
Reading, PA 19612-6001
Phone: 610-921-6910
Fax: 610-921-6879
E-Mail: sschumacher@firstenergycorp.com

MARY ANN CHELIUS SMITH

9 Iron Circle

Reading, PA 19607

Phone: 610-777-2055

Fax: 610-777-6161 fax

m.cheliussmith@worldnet.att.net

M. HERBERT WACHS

202 Sanibel Lane

Wyomissing, PA 19610

610-678-8383

hwachs@boscoys.com

wachs@comcast.net

cell: 484-269-8553

WALT WOOLWINE-SECRETARY

Reading Eagle

345 Penn Street

Reading, Pa. 19603

Phone: 610-371-5102

Fax: 610-371-5193

Wwoolwine@readingeagle.com

EXOFFICIO MEMBERS

MAYOR THOMAS McMAHON

City of Reading

815 Washington Street

Reading, Pa. 19601

Phone: 655-6234

Fax: 610-655-6549

Mayor1@ReadingPA.org

Thomas.mcmahon@readingpa.org

VAUGHN SPENCER

Council President

1220 Douglass Street

Reading, PA 19604

Phone: 610-374-5055

Fax: 610-374-0005

Council@readingpa.org

ADAM MUKERJI

Executive Director

Reading Redevelopment Authority

City Hall Suite 2-53

815 Washington Street
Reading, Pa. 19601
Phone: 610-655-6026
Cell – 610-587-1004
Adam.mukerji@reading.pa.org

STAFF

CARRIE MILLER
Housing Director
2561 Bernville Road
Reading, Pa. 19605
Phone: 610-898-6138
Fax: 610-898-6154
Carriemiller@boscovs.com

GARRETH DONLY
Project Manager
2561 Bernville Road
Reading, PA 19605
Phone: 610-898-6166
gdonly@boscovs.com

Shirley A. DeRupa